Karen Johnson Davidson County
Batch# 941184 DEEDQC
11/15/2022 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221115-0121622

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 11th day of November, 2022.

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.
2222 11th Ave, S. Trust c/o John W. Hargis, Trustee 2222 11th Avenue South Nashville, Tennessee 37204	-SAME-	105 13 3H 001.00 105 13 3H 002.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **John W. Hargis, Successor Trustee of the Sandra W. Duncan Living Trust dated November 20, 2019** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims to **John W. Hargis, Trustee of the 2222 11th Ave, S. Trust**, a testamentary trust established under the Sandra W. Duncan Living Trust dated November 20, 2019, and his

successors in trust, all of the right, title and interest of the Trust in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of November, 2022.

SANDRA W. DUNCAN LIVING TRUST

By: _____
John W. Hargis, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Hargis, Successor Trustee of the Sandra W. Duncan Living Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2022.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

105 13 3H 001.00 – 2222 11th Avenue South, Nashville, Tennessee 37204
105 13 3H 002.00 – 2224 11th Avenue South, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Units A and B of 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2222 11th Avenue South Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171101-0112270, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Sandra W. Duncan, Trustee of the Sandra W. Duncan Living Trust, established by the Revocable Trust Agreement of Sandra W. Duncan dated November 20, 2019, by deed from Sandra W. Duncan, of record as Instrument No. 20191210-0127269, Register's Office for Davidson County, Tennessee. Sandra W. Duncan died July 30, 2021. Upon her death John W. Hargis became the successor Trustee of the Sandra W. Duncan Living Trust.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) all matters appearing on the plan of record in Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee; and (3) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20171101-0112270, Register's Office for Davidson County, Tennessee.

This is improved property known as 2222 and 2224 11th Avenue South, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 11, 2022.

November 11, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of November, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024